

9/19/05 - Monday, September 19, 2005

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of September 19, 2005

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs: Tappen, Waedt, Kaiser, Duax, Vande Loo, FitzGerald, Ms. Jensen, Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Genskow

The meeting was chaired by Mr. Tappen.

1. **ANNEXATION (05-7A) " Lamont Street, Town of Washington**

Kent Peterson has petitioned to annex a vacant lot on the east side of Lamont Street from the Town of Washington. City utilities are available in the street. The lot is 1.1 acres.

Mr. Vande Loo moved to recommend approval. Mr. Waedt seconded and the motion carried.

2. **ANNEXATION (05-8A) " 5322 E. Hamilton Avenue**

Erwin and JoAnn Dehnke, 5322 E Hamilton Avenue, have petitioned to annex their single family home. City utilities are available in the street. The parcel is .8 acres.

Mr. Kaiser moved to recommend approval. Mr. Vande Loo seconded and the motion carried.

3. **FINAL CONDO PLAT (P-16-05) " J & B™s Partnership, W. Hamilton Avenue**

TEC Design has submitted the final condo plat for J & B™s Partnership located at the northeast corner of W. Hamilton Avenue and Stein Boulevard. This is for an existing office building located on this property. The condo plat splits the existing building into two units.

Mr. FitzGerald moved to recommend approval with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

4. **SITE PLAN (SP-0551) " Starbuck™s Coffee, Shopko Plaza**

and

CERTIFIED SURVEY MAP (CSM-06-05) " Starbuck Coffee Parcel

Magnum Development has submitted the site plan for Starbucks Coffee located north of Shopko and east of Wendy™s and a Certified Survey Map, which creates the lot for the facility. The site plan shows a 1,925 square foot retail building with parking for 18 vehicles. The lot for the property does not have frontage or access to a public street and needs Plan Commission approval

Kris Moore, Magnum Development Company, Omaha, Nebraska, appeared in support. She stated they are reviewing the neighboring ground signs and will relocate their sign to meet City distance requirements.

Mr. Waedt moved to approve the site plan and the Certified Survey Map with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

5. **SITE PLAN (SP-0554) " Lorman Business Center, North of Alpine Road**

Cedar Corporation has submitted a site plan for a manufacturing building at Lorman Business Center on the west side of CTH T, north of Alpine Road. The site plan shows a 19,250 square foot building with a future addition to the north. Parking is provided by 40 new stalls. The proposed landscaping is similar to the existing layout.

Al Taft, 2419 Haanstad Road, spoke in support.

Mr. Kaiser moved to approve the site plan with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

6. **SITE PLAN (SP-0555) " Menards Distribution Center, STH 124**

Ayres Associates has submitted a site plan for expansion of Menards Distribution Center on the north side of STH 124, at Ironwood Lane. The site plan shows expansion of the existing truck storage yard to the east for 100 trailer parking stalls and 12 employee parking stalls. The parking stalls are graveled and require a waiver of paving from the Plan Commission.

Ted Martins, Menards, spoke in support.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report. Mr. Duax seconded and the motion carried.

7. **DISCUSSION " Multi-family Housing Design Manual**

Mr. Tufte presented for discussion copies of the existing Multi-family Housing Design Manual with recommended changes based on the past approvals of the Plan Commission. This manual was adopted by reference in City Code by the City Council. The manual was prepared by a City Committee over 7 years ago. As Mr. Tufte presented proposed changes to the standards and Commissioners

offered comments on changes. Most sections, which said encouraged, will be changed to will.

Mr. Tappen felt the manual should require facades where units are turned but also have a facade facing a street, that there should be at least a door and window on the side facing the street.

Mr. Fitzgerald commented on the design of units with no garages, those units with garages extending completely toward the street beyond the main

building facade. These units cost less, use less land, and they are very marketable and popular for sales.

The Commission agreed that private drives be allowed only for condo associations, where there is one entity responsible. The Commission also recommended some small wording changes from should to will within the manual. The Commission recommended that local developers be brought in for comment on these changes before it is adopted. Mr. Tufte will prepare a draft for consideration and changes based on the Commission's comments to be presented next month.

8. **DISCUSSION " Pavement Lot Coverage Standards**

Mr. Tufte presented for discussion a proposal to consider ordinance changes setting standards for paving lot coverage. This was at the request of a council member because of concerns with a paving situation within the 3rd ward. Mr. Tufte noted a survey by staff of other cities in the State on their ordinances concerning lot coverage.

It was the consensus of the Plan Commission to further review the subject for possible ordinance changes.

9. **DISCUSSION " Future Agenda Items**

Mrs. Jensen asked for a reconsideration of a review of the Museum House (Thread Bear) at 1500 State Street. Although no complaints were filed with the City, she knows of people who would like to speak to a review by the Plan Commission. Mr. Duax echoed her comments that he also received calls and emails from persons with concerns on the operation of this facility and felt a public discussion was necessary.

Mr. Tappen stated he was reluctant to bring a conditional use permit to the commission without any formal written complaints to the City.

It was the consensus not to hold a public hearing but to have a public discussion of the issue and request the staff to notify surrounding properties and the 3rd Ward neighborhood on the discussion. Persons are encouraged to submit written concerns to the City.

Mr. Duax commented on the land use and zoning on Seymour Road and Malden Drive area and requested staff provide information on area zoning and land use to the Commission for discussion.

MINUTES

The minutes of the meeting of September 6, 2005, were approved.

Laura Jensen, Secretary